STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 113,929.51.

Harvel M Rogers Jr
Affiant

Subscribed and affirmed to before me, this the 31st day of May, 1987.

Notary Public

My commission expires:
Jan 19, 1988

THIS INSTRUMENT WAS PREPARED BY
Frank L. Hollis, Attorney, 39 North Court Square
Camden, Tennessee 38320

ADDRESS OF NEW OWNER:
Harvel M. Rogers, Jr.
124 South Graycroft Ave.
Madison, Tennessee 37115

MAP-PARCEL NUMBERS:
42-14, 99
Field Book 11D
18710

SEND TAX BILLS TO:
Same

BOOK 7253 PAGE 76

WARRANTY DEED

THIS INDENTURE, made and entered into this the 19th day of February, 1987, by and between Harvel M. Rogers, Sr., and wife, Mary Jo Rogers, hereinafter called the First Parties, and Harvel M. Rogers, Jr., hereinafter called the Second Party;

WITNESSETH: That for and in consideration of the conveyance from Harvel M. Rogers, Jr., and wife, Debra O. Rogers, to Harvel M. Rogers, Sr., and wife, Mary Jo Rogers, of record in the Register's Office for Davidson County, Tennessee, in Book 7113, page 508, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Harvel M. Rogers, Sr., and wife, Mary Jo Rogers, have bargained and sold and do hereby bargain, sell, transfer and convey unto the Second Party, Harvel M. Rogers, Jr., for and during the term of his life, and at his death to his children, the following described lot or parcel of land lying and being situate in Davidson County, Tennessee, and more particularly described as follows:

> Being the north part of Lot No. 2 and the northwest part of Lot No. 1 on the unrecorded subdivision of lot known as the Dower Tract, as shown on the plan of the Philip Walker lands, of record in Will Book 10, page 111, of the County Court and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, March 21, 1952, as follows:

BEGINNING at an iron pin in the west margin of Graycroft Road, as extended and surveyed by the Davidson County Highway Department, and as now established, said point being 25 feet west from the northeast corner of Lot No. 1 of the above subdivision; thence with the west margin of Graycroft Road, South 2° 37' West 125 feet to an iron pin; thence leaving said road North 87° West 375 feet to an iron pin in the common line between Lots 2 and 3; thence with the line between said lots North 2° 37' East 125 feet to the common northerly corner of said lots; thence South 87° East 375 feet to the point of beginning.

Being the same property conveyed by Harvel M. Rogers, Jr., and wife, Debra O. Rogers, by deed to Harvel M. Rogers, Sr., and wife, Mary Jo Rogers, of record in Deed Book 7113, page 508, in the Register's Office of Davidson County, Tennessee.

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This is improved property known as 124 South Graycroft Avenue, Madison, Tennessee 37715.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, unto the said Harvel M. Rogers, Jr., for and during the term of his life, and at his death to his children, in fee simple.

And the First Parties do hereby covenant with the Second Party that they are lawfully seized and possessed of the aforedescribed lot or parcel of land; that they have a good and lawful right to sell and convey the same; that the same is free from all encumbrances; and that they will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Parties have hereunto subscribed their names on the day and year first above written.

Harvel M. Rogers Sr
HARVEL M. ROGERS, SR.

Mary Jo Rogers
MARY JO ROGERS

STATE OF TENNESSEE

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COUNTY OF BENTON

On this the 14th day of February, 1987, before me personally appeared Harvel M. Rogers, Sr., and wife, Mary Jo Rogers, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand, at office, this the 14th day of February, 1987.

Notary Public
PHILLIP HOLLIS

My commission expires: 8-6-1990

3127.2

IDENTIFICATION REFERENCE

JUN 1 10 07 AM '87

FELIX A. NELSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

113979.51- CAMT.
319.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 328.70-
3.35BA06/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31272

IDENTIFICATION REFERENCE

JUN 1 10 07 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 87782